

Arlington Historic District Commissions

March 24, 2016
Whittemore Robbins House

Approved Minutes

Commissioners Present: M. Audin, C. Barry, M. Bush, B. Cohen, C. Hamilton, S. Lipp, S. Makowka, J. Nyberg, C. Tee, J. Worden (arrived at 9:11pm)

Commissioners Not Present: D. Baldwin, J. Cummings, P. Capodanno

Guests: P. Worden, W. Kim, M. Potter, R. Rivest, G. Rivest, D. Sandstedt, J. Kraines, L. Kaplan, J. Davis, D. Davis, A. McKee, D. Nash Webber, C. Lewis

1. **AHDC Meeting Opens** 8:00pm
2. **Appointment of alternate Commissioners; Jason/Gray - M. Bush**
3. **Approval of draft minutes from February 25, 2016. C. Barry moved approval. M. Audin seconded, unanimous approval.**
4. **Communications**
 - a. Letter for CPA support projects from S. Makowka to C. Rowe. S. Makowka reported attending the proposal review meeting.
 - b. Emails re: basement window questions at 11 Wellington St. (Wodlinger)
 - c. CONA Application and emails re: 14 Wellington Street window replacements
 - d. Emails and CONA Application for 39 Westmoreland (not visible)
 - e. Email request from R. Ziemer (Irving Street) re: Bouvier hearing update
 - f. Info from M. Penzenik for formal hearing (Bouvier)
 - g. Emails from S. McKenna and E. Pereira at Bowes Real Estate re: 53 Academy Street
 - h. Website updates from S. Makowka sent to town webmaster for updating
 - i. D. Nash-Weber request for info on formal hearing (Bouvier)
 - j. M. Bush had conversation at 41 Crescent Hill re: porch repair for like with like materials and design
 - k. B. Cohen had communication about downspouts on a historic house – discussion amongst Commissioners (Russ Allen, Fiberglass Company – 247 Pleasant Street)
 - l. Numerous emails re: letters from neighbors re: 59 Jason Street/85 Irving Street new home construction
5. **New Business**

Hearings (typically last around 20 minutes per application) 8:20pm

 1. **Informal Hearing re: 53 Academy Street (Kaplan/Kraines) request for COA for installation of a driveway.** S. Makowka advised that this is an informal hearing to provide feedback to applicant. Formal hearing will be scheduled for next month and abutters will be

notified. No decisions are made tonight, purely an informational meeting. J. Kraines, resident of 47 Irving St for 30 years did presentation. 47 Irving is near the corner of Irving and Academy Street. He purchased the corner lot in order to make sure that plot of land stayed the way it was and to protect the land as it exists now. He also purchased the adjacent lot and renovated the house at 53 Academy Street but that lot has no driveway. He prefers to put a driveway in on right side of house, but could put it on the left although he feels that the left side would ruin nice sloping expansive green land and it would ruin the aesthetics of the property. The driveway on the right would be approved by the other town bodies who will ultimately need to give permission as well. He explained that the proposal would allow cars to be parked behind the façade of the house. There is an existing fieldstone wall in front of house and it extends up the street towards Irving. He wants to put in a curb cut on right side that allow a driveway to go back. The driveway would be gravel with a cobblestone type of strip to catch gravel and for aesthetic purposes. They would replace sidewalk and would need to add two retaining walls on either side of driveway because of change of grade. He stated that there is enough room for two parked cars with space on the left side towards the house, between the cars and on right side of cars to the border of the property. The kitchen is on right side and this placement makes for good access for cars. The wall is approx. 2 feet high but slopes with the grade.

S. Makowka asked for a cross-section of the driveway showing the proposal and the existing grades and lay of the land. The applicant described that the driveway will be 19 feet wide and 18 feet long from the façade of the house to the back of the driveway. As you look back from the façade of the house they may have to move an existing retaining wall next to steps about 6 inches or more. There was discussion around the possibility of making the drive entrance smaller so that the opening in the wall would be narrower. The applicant suggested an alternative precast stone option instead of the fieldstone but this option was discouraged by the Commissioners. J. Nyberg said almost every house on Academy has a driveway on the right. Once you asphalt the land to the left of the house you start to negate the aesthetic beauty of the house. For conformity it would continue the landscape. In response to a question from the Commission, the applicant stated that the house was built in 1900 and the condition of having no driveway has existed for that entire period. M. Audin said the Town Bylaw required off street parking but others countered that this was a grandfathered condition. S. Makowka noted that the prior owners of the house parked on the adjacent corner lot now owned by the applicant. He would be interested in exploring other alternatives rather than making another curb cut, for example using the existing adjacent lot for shared parking or installing a drive to the rear on the left accessed by the existing right of way. J. Nyberg said most new driveways have to be asphalt and we would want it to be gravel.

In response to a query by S. Makowka, the applicant agreed that an application for a Certificate of Hardship for financial reasons does not qualify. This application will come in for next month's meeting for a formal hearing

2. **Continuation of Formal Hearing re: Land Between 85 Irving Street and 59 Jason Street (Bouvier) re: new home construction.** S. Makowka gave overview that in the previous meeting, a motion to deny the proposed project based on the inappropriateness of the site for any new construction was not passed. Thus, the Commission intended to move forward in its consideration of the pending application with a discussion of the appropriateness of the size, location and massing of the proposed structure on the site. He asked that the applicant and the Commissioners avoid focusing on the specific architectural details other than the general question of how the garage is integrated into the house to the extent that affects the size massing and presentation of the proposed structure. He reminded everyone that the voting members are the same ones that constituted the 7 members at the last meeting, including the Jason/gray representative, the at large members, and M. Bush as alternate.

S. Makowka noted that there had been additional materials sent to the Commission late in the day and that it is difficult to receive and consider materials late in the game. M. Penzenik, architect for the Applicant, said it had been brought to their attention that the existing driveway as shown for current Bouvier house is wider than how surveyor had drawn it in the drawings provided so they made the change to correct things. M. Penzenik directed the Commission to 3 stapled packets in the folder. The Jason Street District map shows district from Mass Ave. up to Irving Street, the land in question highlighted in yellow, and relative size of property to adjacent properties. She posed the question of what neighborhood does this project belong in so to speak? It is half in Jason Street District, and it is kind of inconsequential to compare it to the very large properties lining one side of Jason Street. It's obvious some of those properties are very large. On Jason towards Mass Ave end there are very narrow properties as well. On the next page in the packet are photos – houses that she asserted really from the neighborhood made up of the little block of Irving Street. The next page has features from the HD which has been incorporated into the design but that will be discussed later. Neighboring houses page shows a house in the District on Jason with garage in front at 84 Irving Street, carriage house with 2 garage bays. 73 Jason Street also has garage bay. She feels that Irving is really a secondary street serving Jason and Bartlett. The last page has the size of property and the building layout on the plot. The packet has various examples showing similar street frontage and properties of all different sizes. The size of the property falls in the middle-ish on properties throughout the greater area. The next packet has drawings showing 3 views and relative positions of the house –note that the tree and telephone pole on the property and no trees being taken down. The proposed house is in middle. It has a Queen Anne vernacular, based on looked at neighboring houses, having a main volume of the house and then smaller accessory volumes which is a characteristic to avoid having a single smooth surface. The existing deck on Bouvier's house will be removed and will be restoring per the image as shown. They have also increased the side yard – 12 feet on Bartlett side and 11 feet on Jason Street. Going to make the driveway at 59 Jason narrower and will use a permeable surface for driveway. The proposed structure will have a porch across front and on rear backyard. The land slopes a lot from top of Jason down to Bartlett, but property is kind of bowl shaped. Houses across Irving will be substantially taller because of the sloping terrain.

C. Barry asked about the garages on the front. M. Penezik said the garage is not up for discussion because it's not in the historic district. The Commission disputed this assumption. There was also discussion about whether a 1950s infill set precedent for what was appropriate in an historic district. M. Penzenik replied that directly across the street in the District there are other garages. Commissioners suggested an alternative of a carriage houses with doors facing the street might be appropriate since historically such structures are set behind the house. C. Barry said often garages are recessive features but here you have it out right on the most important plane. M. Penzenik said that she was looking at the fact that Tudor Revival houses often had with an arched opening in the house or where there was an opening that went through to a courtyard. She wanted to diminish presence of the garage so that's why the band course there is low. Often times garages on fronts are insensitively handled and she endeavored to minimize its visibility. Also, they have used dominant design features to draw eyes away from the garage. J. Nyberg said it would work better to blend garage. J. Leone said only other option would be to locate a separate garage in rear corner of yard and that would create a lot more asphalt. M. Bush said that removing the garage wouldn't reduce size and mass of the house. S. Makowka said this is a side street so might think about it differently, but there are a lot of houses on Jason Street that have large separation from other houses and he thinks that it is important to consider how the new structure will impact on the view of 59 Jason Street. He is concerned that given the size of the proposed house, it is getting so close to the existing structure that it is going to look like it has been built in the back yard. He raised the issue of the information contained in material

submitted by D. Nash-Weber including a survey of homes nearby in the district and their size relative to the lots they were sited on. Based on that data, he thinks a smaller footprint of approximately 1300sf would be more appropriate and would allow more separation from the existing structure. That would be the equivalent of taking off the addition to the right hand side of the proposed structure or creating a massing that is approximately 36 x 36. . He feels building is a little too large and should be made consistent with conditions of houses on either side. M. Audin disagreed and said that lot coverage is the wrong metric. We aren't registering the depth of the buildings. He believes frontage is more important than total lot coverage. J. Worden said the width of the house on the lot, this one is on Irving Street, wider than either of its two companions. The two adjacent houses are on corners and designed and built as if they were in the middle of a block. Two facades are essentially side elevations of houses. This lot has a particular unique problem because you are now having a house fronting basically the back yard of the abutters. M. Penzenik stated there is a huge variety of sizes and shapes of houses in the District. C. Barry said he doesn't think you're going to perceive it as horrible as you are thinking. J. Leone said they are getting rid of the massive deck and it's set back not much further and going away. J. Nyberg said if you look on the plot plan, they have made it narrower towards the back of 59 Jason and it slowly becomes wider. To Steve's point, coming around the corner this more discreetly tucks the house behind the house. You want to be sure that any structure put on that lot are not going to diminish 59 Jason Street. M. Penzenik said that is why she put the smallest part of the house on that side. It steps it down, it's an arrow pointing to 59 Jason Street. C. Tee said in the past we talked about footprint on the size of the lot and then M. Audin brought up the linear info.

S. Makowka asked for comments from the audience. D. Nash Weber, 65 Bartlett Ave., commented this looks more like a house that is a story and $\frac{3}{4}$ whereas almost all are 2 $\frac{1}{2}$ which are 3 stories with 2 $\frac{1}{2}$ living space. M. Penzenik said house on corner of Irving and Bartlett is a 1 $\frac{1}{2}$ story house. 2 Full floors with 4 good sized finished rooms on the 3rd floor 2nd Story is fully covered by a roof. R. Ziemer, lives on Irving Street in a smaller house of 1440sf with a footprint of 1000sf. His concerns are that design guidelines be followed. M. Penzenik said most important thing is to get the details right on a new house in a historic district. J. Nyberg asked what if this was a big butt barn built with the original house, built a little lower than the original house, 2 carriage house doors facing Irving. M. Bush wants to know whether a garage can be put on the back corner not in the district. S. Makowka will ask for a determination by Town Counsel on whether we have jurisdiction on part of a property in and part out of a district. Neighbor C. Lewis asked if garage could be built so as not to kill the tree.

S. Makowka asked commissioners for feedback. S. Lipp said he likes the design, garage in front not favorite but he thinks the lot would be too crowded with a garage in the back; maybe recess garage door a foot (shadow). C. Tee said she received a number of emails and letters from interested parties which had not been discussed at the meeting. Changes to 59 Jason Street still needs to have an application submitted for removal of the deck. M. Bush said he feels mass of building is too big by a range of 25% and is too close to the house on Jason. J. Nyberg likes S. Lipp's idea about garage recess. J. Worden said he would ask them to consider a structure that is higher but less wide. J. Nyberg said he agrees with J. Worden to a certain extent and then you get this tall box structure again and he likes the 3 steps up instead of just a box in the space. J. Worden moved that the formal hearing be continued to next month. Seconded by M. Audin. After a discussion of how best to proceed, J. Worden withdrew his motion. M. Bush moved to deny the application on grounds that the overall massing of the proposed building is excessive and the location is not desirable, seconded by J. Worden. The motion to deny application failed to pass by a vote of 4 to 3; C. Tee, M. Bush, J. Worden in favor; J. Nyberg, M. Audin, S. Lipp, C. Barry opposed.

Further consideration of the application was continued to next hearing of 4/28/16.

6. Other Business

- a. Discuss By-Law and Design Guidelines for Fiberglass Gutter Company Gutter Change Requests
- b. Discuss Project Review Procedures & Application Submissions
- c. Discuss Zoning in a historic district
- d. Discuss Preservation of historical HD Resources

7. OPEN FORUM

Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Cohen for Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Bush for Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Cohen for Penzenik - COA (House Redesign)
17. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
18. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
19. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
20. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
21. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
22. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
23. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
24. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
25. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)

26. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
27. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
28. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
29. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
30. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
31. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
32. 204 Pleasant Street (Sirah RT – 13-10P) – Makowka for Penzenik – COA (Cupola/Windows)
33. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
34. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
35. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
36. 210 Pleasant Street (Hart – 13-30P) – Makowka –COA (solar panels)
37. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
38. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
39. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
40. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
41. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
42. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
43. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
44. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
45. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
46. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
47. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
48. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
49. 24 Central Street (Donnelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
50. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
51. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
52. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
53. 34 Academy Street (Ellison – 13-69P) –Cohen for Penzenik – COA (windows, doors, deck)
54. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
55. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
56. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
57. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
58. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
59. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
60. 111 Pleasant St. (Fredieu – 14-03P) – Nyberg - COA (Awnings)
61. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
62. 17 Russell St. (Makowka –14-05R) – Cohen - 10 Day COA (roof & gutters)
63. 21 Oak Knoll (Donal – 14-06P) – – Makowka CONA (side door)
64. 59 Jason Street(Bouvier – 14-07J) — Makowka- CONA (fence)
65. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
66. 195 Pleasant Street (Hamel – 14-09P) – Makowka- CONA (Gutters, Window sill)
67. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
68. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
69. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
70. 105 Pleasant Street (Erulkar – 14-14P) – Makowka- 10 Day COA (Gutters)
71. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
72. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
73. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
74. 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik — CONA (Windows)
75. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)

- 76.** 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)
- 77.** 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
- 78.** 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
- 79.** 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)
- 80.** 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
- 81.** 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
- 82.** 28 Academy Street (Rehrig – 14-29P) – Makowka- CONA (Front Porch Steps, Fascia, Soffits)
- 83.** 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
- 84.** 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
- 85.** 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
- 86.** 742 Mass. Ave. (Davidson – 14-33J) – Makowka- CONA (Siding, Corner Boards)
- 87.** 105 Pleasant Street (Malcomson – 14-34P) – Makowka- CONA (Rear Storm Door)
- 88.** 20 Maple Street (Kapinos – 14-35P) – Makowka- CONA (Shingles, Rakes)

- 89.** 28 Academy Street (Rehrig – 14-36P) – Makowka- CONA (Roof Shingles)
- 90.** 10 Jason Court (Byrnes – 14-38J) – Makowka- COA (Awning)
- 91.** 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
- 92.** 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
- 93.** 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
- 94.** 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
- 95.** 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
- 96.** 244 Pleasant Street (Pressman – 14-43P) – CONA (Porch, Stairs, Railings) Makowka-
- 97.** 16 Montague Street (Zona – 14-44M) – Makowka- CONA (Deck and Stairs)
- 98.** 17 Irving Street (Town of Arl. – 14-45P) Makowka- CONA (Deck)
- 99.** 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
- 100.** 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
- 101.** 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
- 102.** 202 Pleasant Street (Noonan – 14-49P) Makowka- CONA (Dormer, Front Door, Windows)
- 103.** 26 Academy Street (Wright – 14-50P) Makowka- CONA (Front Right Porch Soffits, Fascia)
- 104.** 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
- 105.** 23 Academy Street (Chiccarelli – 14-52P) Makowka- CONA (Deck and Stairs)
- 106.** 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
- 107.** 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
- 108.** 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
- 109.** 74 Pleasant Street (St John's Episcopal Church – 14-56P) Makowka- CONA (Signage, temp. Fence, temporary stabilization of arch wall)
- 110.** 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
- 111.** 187 Pleasant Street (Fox – 14-59P) - Makowka - 10 Day COA (Windows)
- 112.** 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
- 113.** 74 Pleasant Street (St John's Episcopal Church – 14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
- 114.** 9 Montague Street (Lancelotta – 15-01M) - Makowka- CONA (Fence)
- 115.** 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
- 116.** 118 Pleasant Street (Sirotof – 15-03P)) - Makowka- CONA (Chimney Repair)
- 117.** 53 Academy Street (Schwaab – 15-04P) – Makowka – CONA (Windows)
- 118.** 252 Pleasant Street (Schweich – 15-05P)) - Makowka- COA (Window)
- 119.** 39 Russell Street (Walsh – 15-05R)) - Makowka- CONA (Roof)
- 120.** 94 Pleasant Street (Kaplan – DENIAL 15-06P)) - Makowka (Windows)
- 121.** 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)

122. 10 Montague Street (Silverman – 15-08M) – Makowka – CONA (Windows & Skylight)
123. 243 Pleasant Street (DeRouffignac – 15-09P) - Makowka- CONA (Door)
124. 20 Wellington St. (Mowbray – 15-10P) – Makowka – CONA (Storm Doors)
125. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
126. 74 Pleasant Street (St Johns Church – 15-12P) – Makowka – CONA (sign)
127. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
128. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
129. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
130. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
131. 49 Academy St. (Baldwin – 15-17P) – Makowka – CONA (a/c unit)
132. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
133. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)
134. 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
135. 24 Maple Street (Nicoloro – 15-21P) – Worden – COA (siding removal)
136. 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
137. 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
138. 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
139. 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)
140. 17 Irving Street (International School of Boston – 15-26P) – Makowka – CONA (temporary fence)
141. 28 Maple Street (Mahoney – 15-27P) – Makowka – Fence
142. 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
143. 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
144. 187 Pleasant Street (Fox – 15-30P) – Makowka – CONA (roof)
145. 41 Jason Street (Tee – 15-31J) – Makowka – CONA (roof)
146. 195 Pleasant Street (Avrahami/Hemel – 15-32P) – Makowka – CONA (a/c pump)
147. 195 Pleasant Street (Avrqahami/Hemel – 15-33P) – Makowka – DENIAL (Solar)
148. 17 Winslow Street (Giurleo – 15-34R) – Makowka – COA (generator)
149. 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
150. 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, facia, gutters)
151. 24 Central St. (Fiosher/Donelly – 15-37C) – Makowka i- CONA (porch, rails)
152. 24a Prescott St. (Tower – 15-38R) – Nyberg – COA (A/C Compressor)
153. 259 Pleasant St. (Fatula – 15-39P) – Makowka – COA (roof shingles)
154. 10 Jason Court (Byrnes – 15-40J) – Makowka – COA (fence)
155. 105 Pleasant St. (Erulkar – 15-41P) – Makowka – CONA (stone steps)
156. 21 Montague St. (Sparks – 15-42M) – Makowka – CONA (shingles)
157. 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)
158. 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch stairs)
159. 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)
160. 178 Westminster Ave. (Strauss/Reich – 15-46M) – Makowka – CONA (windows)
161. 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)
162. 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
163. 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)
164. 74 Pleasant Street (St John's Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)
165. 240 Pleasant Street (Balazs – 15- 52P – Makowka – CONA (roof)
166. 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)
167. 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)
168. 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)
169. 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)
170. 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)
171. 51 Jason Street (Barry – 15-58J) – Makowka – CONA (garage roof, porch balusters)

172. 28 Academy Street (Rehrig – 15-60P) – Barry– COA (porch)

173. 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)

Meeting Adjourned 11:15pm